

2022000450TRANSYLVANIA COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$76.00**PRESENTED & RECORDED
01/21/2022 04:10:43 PM**CINDY M OWNBEY**

REGISTER OF DEEDS

BY: KARIN SMITH

DEPUTY REGISTER OF DEEDS

BK: DOC 1020**PG: 464 - 467****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$76.00

Return after recording to: Richard B. Daniel, PLLC

This Deed was prepared by: Richard B. Daniel, Attorney

Brief description for the Index: 284 Cotton Top Drive

This property does not include the primary residence of Grantor

PIN# 8573-21-5438-000

 This DEED is made this 21 day of January, 2022, by and between:

GRANTOR: **DONALD R. TINSLEY and MURIEL Y. TINSLEY, Co-Trustees of the Donald R. and Muriel Y. Tinsley Revocable Living Trust dated October 9, 2014**

Grantor's Address: 5250 Northwest 76th Place, Pompano Beach, FL 33073

GRANTEE: **CHARLES LEE GALLOWAY and TIFFANY L. GALLOWAY, Married to Each Other**

Grantee's Address: 653 Pole Miller Extension, Brevard, NC 28712

The designation Grantor and Grantee in this Deed shall include the parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

The Grantor, for a valuable consideration paid by the Grantee (the receipt of which is acknowledged), grants, bargains, sells and conveys to the Grantee in fee simple, all of the lot or parcel of land located in Eastatoe Township, Transylvania County, North Carolina, and as is described in the attached Exhibit A. This is all of the same property acquired by Grantor by Deed recorded in Document Book 708, Page 651, Transylvania County Registry. This conveyance is made subject to easements and rights of way of record, to any covenants of record, and to real property taxes for the current year.

THIS CONVEYANCE IS MADE FOR THE GRANTEE TO HAVE AND TO HOLD the Property and all privileges and appurtenances belonging to the Property in fee simple.

The Grantor covenants with the Grantee that Grantor is seized of the Property in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons, subject only to the stated exceptions.

Grantor is signing this Deed as of the date specified above.

THE DONALD R. AND MURIEL Y. TINSLEY REVOCABLE TRUST

By: Donald R. Tinsley
Donald R. Tinsley, Trustee

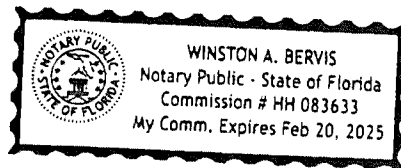
By: Muriel Y. Tinsley
Muriel Y. Tinsley, Trustee

STATE OF FLORIDA
COUNTY OF Broward

I, Winston A. Bervis, Notary Public, do hereby certify that Donald R. Tinsley and Muriel Y. Tinsley, as Trustees for the Donald R. and Muriel Y. Tinsley Revocable Trust, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 14th day of January, 2022.

Winston A. Bervis
Official Signature of Notary



My Commission Expires: Feb 29, 2025

EXHIBIT "A"

Tract I:

BEGINNING at a stake in the Western margin of a 25 ft. drive, the beginning corner of a tract of land conveyed to Jessie B. Tinsley and wife, and runs thence N. 83 deg. 9 min. W. along the Jessie B Tinsley line, 103.9 ft. to a stake; thence N. 1 deg. 29 min. W. 101.8 ft. to a stake; thence S. 83 deg. 9 min. E. 197.9 ft. to a stake in the Western margin of the drive mentioned aforesaid; thence with the margin of said road, S. 6 deg. 51 min. W. 101 ft. to the BEGINNING. And being all of Lot 12 of the John Ford Property as surveyed and platted by Perry R. Raxter, RLS., in October and November, 1963.

Subject to the condition that no house shall be constructed on the premises having less than 400 square feet and costing less than \$4,000.00.

Tract II:

BEGINNING at a stake in the western margin of an unnamed 25 foot drive, northeast corner of the Tinsley property, and runs thence along the Tinsley line, North 83 deg. 9 min. West 197.9 feet to a stake, Tinsley corner; thence North 1 deg. 29 min. West 103 feet to a stake; thence along the line of Lot 14, South 83 deg. 8 min. East 168.1 feet to a stake in the western margin of an unnamed drive; thence with the margin of said drive, South 25 deg. 20 min. East 86.22 feet to a stake; thence South 6 deg. 51 min. West 35 feet to the BEGINNING, and being all of Lot 13 of the John Ford Property as surveyed and platted by Perry Raxter, RLS, in October, 1963.

Subject to the condition that no house shall be located on the premises containing less than 400 square feet and costing less than \$4,000.00. Furthermore, all sewage disposal shall be by septic tank only approved by the North Carolina Department of Health.

Being all of the same land described in a deed from John A. Ford and wife, Lucy H. Ford, to Carol J. Newman, et al, dated July 3, 1964, and recorded in Book 155, page 415, Records of Deeds for Transylvania County, North Carolina.

Tax Parcel Number: 8573-21-5438-000
Property Address: 284 Cotton Top Drive, Brevard, NC 28712

EXHIBIT "B"

CERTIFICATION OF TRUST

Pursuant to North Carolina General Statute 36C-10-1013 and related Trust laws, Grantor makes the following certifications with respect to the Donald R. and Muriel Y. Tinsley Revocable Living Trust, dated October 9, 2014 (the "Trust"):

1. The Trust has not been revoked or modified in any way which would make these certifications incorrect, and it remains in full force and effect.
2. The Settlers under the Trust are Donald R. Tinsley and Muriel Y. Tinsley.
3. The Trustees of the Trust are Donald R. Tinsley and Muriel Y. Tinsley of:
5250 NW 76th Place, Pompano Beach FL 33073-3513
4. The Trust is revocable.
5. The Trust provides the Trustees with the power to sell and convey the real property conveyed by this Deed.
6. The Trustees received title to the Trust property by a deed dated October 29, 2014, and recorded in the office of the Register of Deeds for Transylvania County, North Carolina, in Document Book 708, Page 651.
7. The taxpayer identification number for the Trust will be made available to appropriate parties upon request.

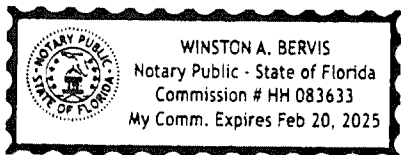
Donald R. Tinsley (SEAL)
Donald R. Tinsley, Trustee

Muriel Y. Tinsley (SEAL)
Muriel Y. Tinsley, Trustee

STATE OF FLORIDA
COUNTY OF Broward

I, Winston Bervis, a Notary Public of the specified County and State, certify that Donald R. Tinsley and Muriel Y. Tinsley, Trustees of the Donald R. and Muriel Y. Tinsley Revocable Living Trust, personally appeared before me this day and, after being duly sworn, swore or affirmed that the contents of the foregoing are true and correct.

Witness my hand and official stamp or seal, this 12th day of January, 2022.



[Signature]
Notary Public
My commission expires: Feb 20, 2025